

Harris Park Metropolitan District Regular Meeting.
June 3, 2023 Agenda
2154 Shelton Drive Bailey, CO 80421 @ 9am.

If audience members engage in video recordings of the meeting, the members must be behind the kitchen counter. If audience members engage in audio recordings of the meeting, the recorder must be placed on the table in front of them, for other audience members to see.

Personal conflicts and grievances between community members are to be addressed on personal time and not at Harris Park Board meetings. Sarcasm between community members at board meetings will not be tolerated. Board meetings are for community business only.

AGENDA

- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum.
- II. Consider Approval with Changes to the June 3, 2023 Agenda.
- III. Banking.
 - A. Update bank account signees.
 - 1. Remove.
 - 2. Add.
 - B. Bank account signatures.
- IV. Consider Approval with Changes to the May 13, 2023 Meeting Mins.
- V. Consider Approval of paying bills.
- VI. Guests.
 - A. Kristen from Citywide Bank.
- VII. Water and Sanitation.
 - A. Meter Readings.
 - 1. May.
 - a) Hydrant.
 - (1) CC Hydrant: 1437034.5
 - (2) Last month: 1434303.6
 - (3) Usage: 2730.9
 - b) Well.
 - (1) CC Well: 1017067.9
 - (2) Last month: 1016997.1
 - (3) Usage: 70.8
 - c) UV: 310
 - d) Lake 1: 14
 - e) Lake 2: 17
 - B. Info.
- VIII. Committees.
 - A. Dam Committee.
- IX. Financial.
 - A. Reports.
 - B. Beth's reimbursement check.
- X. Legal.
- XI. Old business.
 - A. Newsletter.
 - B. Hydrant lock.
 - C. Core.
 - D. Fishing warden
 - E. Credit Card
 - F. Key holder form.
- XII. New business.

- A. Code of Conduct.
 - B. Volunteer form.
 - C. Reimbursement policy.
 - D. Temporary Day Care.
 - E. New business.
- XIII. Public Comment.
- XIV. Adjournment.

NEXT REGULAR BOARD MEETING WILL BE HELD ON **7/8/23 AT 9:00 A.M.**

Harris Park Metropolitan District Community Center, 2154 Shelton Drive, Bailey, Colorado 80421

**Harris Park Metropolitan District Regular Meeting.
June 3, 2023 Meeting Mins.
2154 Shelton Drive Bailey, CO 80421 @ 9am.**

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- I. Call to Order, Pledge of Allegiance, Moment of Silence, and Declaration of Quorum (9am)
- II. Attending.
 - A. Board.

Mercedes	Chris	Steven
Beth		

- B. Community.

Shawn	Jimmy	Steve E	Daria E	Brain
Joan C (Z)	David B	Mary	Micheal	Deb
Gene				

- III. Consider Approval with Changes to the June 3, 2023 Agenda.

- A. Changes.
 - 1. Move Beth's check up to VI B.
- B. Motion to approve the June 3, 2023 agenda with changes.
 - 1. MS motion
 - 2. BB seconded.
 - 3. Motion.

- IV. Banking.

- A. Update bank account signees.
 - 1. Motion to remove Brian Gibson, Jimmy Graham, and Elise Martin from the HP bank account.
 - a) BB motion
 - b) MS seconded.
 - c) Approved.
 - 2. Motion to add Beth Bratz, Monique Bright, Chris Martin, Steven Murphy, and Mercedes Sornsuwan to all accounts for HP.
 - a) BB motion
 - b) CM seconded
 - c) Approved.
- B. Bank account signatures.

- V. Consider Approval with Changes to the May 13, 2023 Meeting Mins.

- A. Changes.
 - 1. Update lake readings.
- B. Motion to approve the May 13, 2023 Meeting Mins with changes.
 - 1. MS motion

2. CM seconded
 3. Approved.
- VI. Consider Approval of paying bills.
- A. Discussion about needing to have a financial packet before the meeting so the board and community can view it.
 - B. Motion to approve paying the bills.
 1. MS motion.
 2. BB seconded.
 3. Approved.
 - C. Beth's reimbursement check.
 1. Beth states that the check was tabled at the last meeting and we need to come to a decision. Discussion about the email the lawyer sent with the questions about the reimbursement check.
 2. Going over the questions that the attorney sent.
 - a) Question 1: Was she acting in the capacity of a director. Steve is questioning what that means/entails. MOC said it was her understanding that there needs to be a board member at any event. Steve points out that yes a board member has to be at an event, but they also sign a volunteer form. Beth is wondering what the difference would be if she was acting as a volunteer vs a board member. The Volunteer form addresses that the volunteer will not sue HP and she is not suing HP. Steve agrees but is wondering if HP is obligated to pay the legal fees for any volunteer.
 - b) Discussion about obtaining crime coverage from the insurance company. Beth states that if she had done the crime and been charged, then it would fall back on her fully. Steve is worried about the precedence that this will set. Is this a one off or will this set the precedence of what will happen in the future. Discussion about hiring a peace officer or having the fire department attend events.
 - c) Discussion about what events we should do and the recommendation from the attorney for events. MOC thinks that the main goal of HP should be to keep the focus on the community and the families. The events make the community strong and united and should be continued. He states that whatever that takes, we should do. MOC is worried about having the police at any event.
 - d) MOC is wondering if we could have our own security group set up.
 - e) Steve will reach out to the insurance about the crime insurance and further dive into the questions sent by Anita.
- VII. Guests.
- A. Kristen from Citywide Bank (board members signed the needed paperwork to update the bank account.).
- VIII. Water and Sanitation.
- A. Meter Readings.
 1. May.
 - a) Hydrant.
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 - d) Lake 1: 14
 - e) Lake 2: 17
 - B. Info.
 1. Discussion about misuse of the hydrant and what is done when someone does not follow the rules. Beth has reached out to a keyholder that was caught giving his key to a tenant and informed him that he is not allowed to do that and it messes with our readings. MOC is wondering if HP even offers water. Beth informed her that it is in our rules and regulations, and that we have been in

touch with the water attorney to better word our applications. Part of the problem is people do not always know how much exactly they are taking.

2. Even though we can not do the car info, we can set up a camera to help monitor.

IX. Committees.

A. Dam Committee.

1. Jimmy: final bids are in. Structural Technology is the top bid but it is out of our budget. \$290,579. Snow Bear called and pulled his bid. A and V concrete does not have insurance, so we cannot use them. Gold concrete first estimate (band aid): \$70,000. The second one: demo of part of the existing wall. Run rebar through a new section of wall. Seal and cap the basin. \$128,583.
2. With the second option with Golden concrete it would last 40 years. The band aid would need to be fixed again within 4 years. That is \$68,583 over the budget. Discussion about what this bid outlines for the work that will be involved/done to the wall.
3. Steve points out that there will be over \$168,000 in reserves based off the budget at the end of the year. That would still leave \$98,000 in reserves if we do go with this bid. Steve thinks that \$98,000 would be adequate and that this bid is reasonable.
4. Beth asked if there is a time frame that the contractor has in mind. Jimmy said they could put an end date in the contract for September. They are available in July. Mercedes can send the contract once it is done and then HP will issue the contract after it is approved by the board. Ask for a year warranty, and include their bid in the contract.
5. Jimmy stated we would need a project manager and have someone take photos of the work that is being done. Steve offered to take the progress photos till the end of July. Beth said she could act as a backup along with Jimmy.
6. Motion to accept the Gold Concrete proposal for \$128,583 and up the budget to fit their bid.
 - a) BB motion.
 - b) MS seconded.
 - c) Approved.
7. Steve is going to reach out to Nickie or the attorney and ask if we need to amend the budget to include this new amount and what needs to be done.

X. Financial

XI. Legal.

XII. Old business.

A. Newsletter.

B. Hydrant lock.

1. May is when the new applications are usually sent out.
2. Beth will order the new lock.

C. Core.

1. Will look and ensure that the accounts are accurate.

D. Fishing warden

1. Scott is officially the new fish warden.
2. Steve E is the part-time fish warden.

E. Credit Card

1. We can get a card with HP as the business and have individuals' names on as signers. The individuals on the card would not be personally liable for HP purchases.
2. Beth does think we should get a card. We would be tax exempt and that only two board members would need cards. Mercedes thinks it is a liability and is not super transparent.
3. MOC said there should be a purchase agent that is the only one that does purchases.
4. Discussion about how the card would work and what are the pros and cons of having a card.
5. Discussion about having a card and still reimbursing if needed. Discussion about the previous credit card and the issues that came up with that. Mercedes thinks if we have a set policy with the card that it would clear up a lot of issues that HP had with the previous card. Policy will be drawn up by Steve and then sent to Admin and the board.

F. Key holder form.

1. Discussion about what will be on the application and that the board will approve the application before it is sent out to the community. Email will go out stating the key is being changed and that people need to come in for a new key.
2. Discussion about amending service plan and what we are asking the attorney.

XIII. New business.

A. Code of Conduct.

1. Steve would like to amend that code of conduct and establish time limits for people to talk. Resolution 23-1 to limit a person to talk once per agenda item for 2 mins and then once during public comments for 3 minutes. Beth does not think limiting would be good. The community should be heard in a professional manner without comment or back chatter. Mercedes likes the idea because many people do not attend meetings because they feel the audience is running the meeting or giving back to back comments. She likes the one comment per topic but does not think we need a time limit. Chris does not think we need to change the code of conduct. He does not think we should limit the community talking and that we are making progress with the code of conduct.
2. MOC is concerned if they have more than one comment for the public comment, they would be limited. MOC is also worried that they will not be able to respond to a statement if they have already made their one comment. Beth and Chris are not for the amendment because they feel it is limiting for the community. Steve thinks this is not limiting the community, but allowing the meetings to run smoother and more professional.

B. Volunteer form.

1. Waiting for Anita's recommendations for the form.

C. Reimbursement policy.

1. Steve feels there is a lack of proper procedure for people to be reimbursed in a timely manner. He believes there should be a policy for board members and volunteers to be reimbursed.
 - a) Steve's recommendation is that board members would need approval from the president. Volunteers would need approval from any board member.
 - b) Beth thinks that the entire board should approve purchases for board members and be done at the meeting. Mercedes points out there are items that should not need approval because they are budgeted and necessary. Beth thinks there should be a set list of items that can be purchased without approval, and anything outside of that list would need approval.
 - c) MOC said you could set a certain amount that would need approval and anything under would not need approval. Admin wonders if a purchase agent could be elected by the board and then they approve financials and send the receipts to all the board members.
 - d) Steve points out that if it is budgeted, then approval should not be needed. Beth would like more time to think about the best route. MOC thinks there should be a limit for events.

D. Temporary Day Care.

1. Received an email from a member of the community asking if they could rent the CC for a daycare.
 - a) Steve does not think we would be a practical solution. Mercedes pointed out that the CC has it in the application that it can not be used by businesses for profit. There is also the liability that would come with it.
 - b) The board does not approve the daycare, because the CC would not be able to be used in that way.

E. Huck Finn.

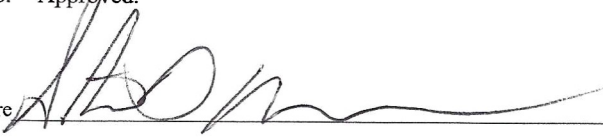
1. July 1st is the event.
2. Discussion about who is volunteering and what is needed for the event.
3. Motion to approve \$1,000 for the Huck Finn event.
 - a) MS motion.
 - b) CM seconded.
 - c) Approved.

XIV. Public Comment.

- A. MOC has not received any info from the road committee and would like more communication.
- B. MOC is wondering what the policy is for board members missing meetings.

- C. MOC is wondering what is tested in the water when it is tested. (It is based on the state's requirements.)
- XV. Adjournment (11:15 am).
 - A. BB motion.
 - B. CM seconded.
 - C. Approved.

President Signature



Date 7/8/23

NEXT REGULAR BOARD MEETING WILL BE HELD ON 7/8/23 AT 9:00 A.M.

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